## GENERAL NOTES

- 1) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS NGINEERING, DATED OCTOBER, 2014.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS
- 3) ZONING: WH/R-1-A (WESLEY HEIGHTS OVERLAY) MINIMUM LOT WIDTH = 75 FEET MINIMUM LOT AREA = 7,500 SQUARE FEET MAXIMUM BUILDING HEIGHT = 40 FEET / 3 STORIES FRONT B.R.L. = 15 FEET PER DC SURVEYORS OFFICE MINIMUM REAR YARD = 25 FEET MINIMUM SIDE YARD = 8 FEET MAXIMUM LOT OCCUPANCY = 30% (WESLEY HEIGHTS OVERLAY)
  MINIMUM PERVIOUS SURFACE COVERAGE = 50%
- FLOOR AREA RESTRICTIONS PER 11 DCMR 1543.3 4) TOTAL LOT AREA: LOT 14 = 28,428 SQUARE FEET (0.653 ACRES)
- 5) PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT
- 6) FINAL GAS AND ELECTRIC ALIGNMENT SUBJECT TO UTILITY COMPANY APPROVAL

OF A TITLE REPORT.

- 7) EX. WATER AND SEWER LINES TO BE "TEST -PITTED" PRIOR TO CONSTRUCTION. PROPOSED WATER AND SEWER TO BE ADJUSTED IN LINE AND
- 8) ANY NECESSARY TREE PROTECTION MEASURES, FOR ON-SITE OR OFF-SITE TREES, ARE TO BE ADDRESSED BY OTHERS.
- 9) THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTING POINTS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
- 10) D.C. STANDARD DETAILS WHERE SHOWN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN THE MOST CURRENT APPLICABLE D.C. DETAILS AND STANDARDS AND PERFORM CONSTRUCTION ACCORDINGLY
- 11) FOR FIELD LOCATION AND ABANDONMENT REMOVAL OF GAS MAINS AND SERVICE CONNECTIONS, CONTRACTOR SHALL NOTIFY WASHINGTON GAS LIGHT COMPANY, (703) 750-1000, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.
- 12) CONTRACTOR SHALL CONTACT MISS UTILITY, 1-800-257-7777, 48 HOURS PRIOR TO START OF
- 13) CONTRACTOR SHALL CONTACT DEPARTMENT OF PUBLIC WORKS - PUBLIC SPACE MAINTENANCE ADMINISTRATION, 48 HOURS PRIOR TO START OF CONSTRUCTION, AT (202) 645-7050.
- 14) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING AND/OR RESTORING ANY AND ALL UTILITY SERVICE CONNECTIONS DISTURBED DURING CONSTRUCTION.
- 15) CONTRACTOR IS TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY CAS ENGINEERING AT (301) 607-8031 IMMEDIATELY OF ANY DISCREPANCIES BÉTWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- 16) THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN PUBLIC SPACE IN ACCORDANCE WITH D.C. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES, LATEST EDITION. THE CONTRACTOR SHALL OBTAIN SAID SPECIFICATIONS.
- 17) CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PROCEEDING WITH DEMOLITION OF EXISTING IMPROVEMENTS.
- 18) THE CONTRACTOR SHALL VERIFY THE ACTIVE/INACTIVE STATUS OF ANY EXISTING UTILITIÉS ENCOUNTERED ON SITE AND ABANDON OR RELOCATE AS APPROPRIATE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DC WASA

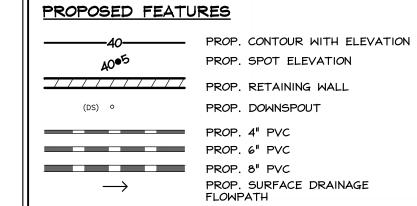
# SITE CONSTRUCTION NOTES

- LOCATIONS SUBJECT TO FIELD MODIFICATION AND UTILITY COMPANY APPROVAL.
- 2) CONTRACTOR TO ADJUST ALL EXISTING UTILITY TOPS (I.E. CLEANOUTS, MANHOLES, VALVE COVERS, ETC.) TO FINAL GRADE WHERE NECESSARY.
- AS NECESSARY. 4) CONTRACTOR TO COORDINATE ON-SITE UTILITY CROSSINGS TO ENSURE
- ADEQUATE SEPARATION AT INTERSECTIONS. 5) TEST PIT ALL UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION, ANY FIELD MODIFICATION TO BE COORDINATED WITH APPROPRIATE
- UTILITY AND/OR DC INSPECTOR.
- 7) FOR FINAL LANDSCAPE/HARDSCAPE DETAILS, SPECIFICATIONS, ELEVATIONS, AND DIMENSIONS SEE LANDSCAPE PLANS, POOL PLANS, OR ARCHITECTURAL PLANS, AS APPROPRIATE.
- AS APPLICABLE. 9) CONTRACTOR TO MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. UTILIZE TEMPORARY FACILITIES/FEATURES AND/OR CONNECTIONS AS NECESSARY TO
- MAINTAIN POSITIVE DRAINÁGE. 10) CONTRACTOR TO COMPLETE SITE GRADING AND PAVING TO ENSURE
- POSITIVE DRAINAGE TO ALL INLETS OR NATURAL DRAINAGE COURSES TO PREVENT PONDING AND THE CREATION OF LOW SPOTS. 11) CONTRACTOR TO REVIEW TIE IN POINTS WITH EXISTING PAVING AND
- 12) CONTRACTOR RESPONSIBLE FOR ENSURING THAT ROUTES MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE. CONTRACTOR ALSO RESPONSIBLE FOR ENSURING THAT RAMPS MEET ADA REQUIREMENTS, WHERE REQUIRED/APPLICABLE, 8.3% MAXIMUM SLOPE
- 13) CONTRACTOR TO MAINTAIN FIRE DEPARTMENT AND EMERGENCY ACCESS ROUTES TO SITE AND TO APPLICABLE APPURTENANCES (I.E. FIRE HYDRANTS) DURING CONSTRUCTION UNLESS PRIOR APPROVAL IS

OBTAINED FROM APPROPRIATE DISTRICT AGENCIES.

#### <u>LEGEND</u>

AND 2% MAXIMUM CROSS SLOPE.



### STORM DRAIN NOTES

#### ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR

- 2) DOWNSPOUT LEADERS ORIGINATING DIRECTLY FROM DOWNSPOUTS TO BE 4" PVC (OR APPROVED EQUIVALENT), UNLESS INDICATED OTHERWISE ON PLAN.
- 3) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- 4) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- ALL STORM DRAIN UNDER DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER. WHERE 12" OF COVER CANNOT BE MAINTAINED, PVC PIPING IS TO BE BEDDED IN CONCRETE ON ALL SIDES.
- PROPOSED STORM DRAIN PIPING TO BE AT 2.0% MINIMUM SLOPE, UNLESS OTHERWISE INDICATED. USE VERTICAL BENDS WHERE NECESSARY TO FOLLOW
  - 7) SEE PLANS BY OTHERS FOR DRAIN LOCATINO IN TERRACE AREAS, POOL AREA AND POOL EQUIPMENT
  - 8) STORM DRAIN PIPING THROUGH LEDGE AND WALL AREAS TO BE AT 2.0% MINIMUM. INVERTS PROVIDED ARE MINIMUM. CONTRACTOR TO ADJUST PIPING AS NECESSARY FOR DOORS, WINDOWS AND OTHER APPURTENANCES, MAINTAIN 2.0% MINIMUM.

NANCY P DORN

LOT 9, SQUARE 1397

2501 49TH STREET, NW

BERKLEY

INS. NO. 88431

LOT

28,429 SF

TREE PRESERVATION

SEE DETAILS, SHEET C.2-1

# STORMWATER MANAGEMENT NARRATIVE AND FACILITY PROTECTION NOTE

STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED AS FOLLOWS:

- A PRIVATE INFILTRATION TRENCH ON-SITE CONTAINING RAINTANK MODULES AND AGGREGATE - (2) TREES TO BE PRESERVED ON PRIVATE PROPERTY

- (2) TREES TO BE PRESERVED IN PUBLIC SPACE ALONG DEXTER STREET, NW

SEE THIS SHEET AND C.2-SERIES SHEETS FOR MORE DETAILS.

REFER TO COMPACTION PROTECTION NOTES FOR

ADDITIONAL INFORMATION ON PROTECTING THE

SUB-GRADE AND ITS INFILTRATION

CAPABILITY/CAPACITY DURING CONSTRUCTION.

PROP.

SUPPORT

PURSUANT TO DDOE REQUIREMENTS, AREAS INTENDED FOR BMP INSTALLATION INVOLVING INFILTRATION SHALL BE PROTECTED FROM COMPACTION DURING CONSTRUCTION.

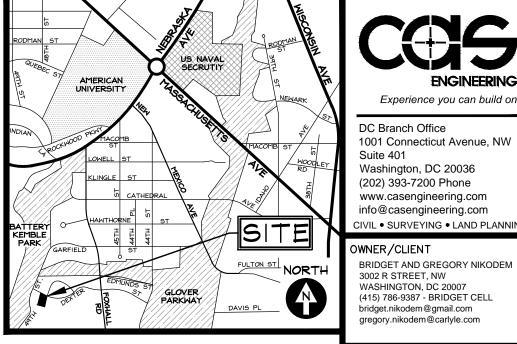
(6 IN/HR @ 8')

PERGOLA (TOP: 55.8,

SEPARATE PERMIT)

TERRACE

14.9 HEIGHT) (UNDER



VICINITY MAP ADC MAP 5527, GRID E-3

TREE PRESERVATION

EW(SE): 51.0 EX. GRADE: 50.0 ZONING HT.: 1.0' (EXPOSED HT.: 1.0')

\TW: 57.7

(REPAIR/REPLACE AS

NECESSARY AFTER

CONSTRUCTION)

SEE DETAILS, SHEET C.2-1

SCALE: I" = 2000'

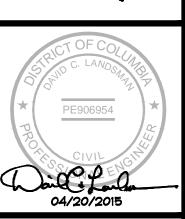
ARCHITECT JONES-BOER ARCHITECTS ATTN: DAVID JONES 1739 CONNECTICUT AVENUE, NW WASHINGTON, DC 20009 (202) 332-1200 PHONE (202) 332-7044 FAX

david@jonesboer.com

Experience you can build on

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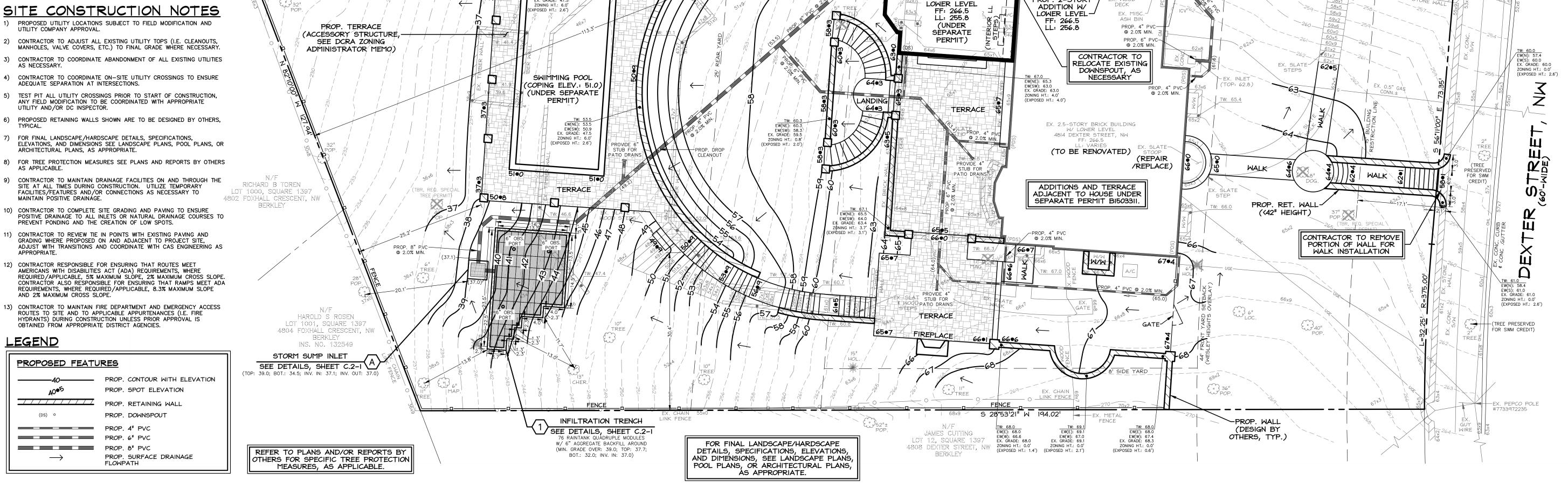
ROGRESS PLOT ISSUED 12.18.201 PERMIT SET CP ISSUED OOTPRINT REVISION 01.30.201 PHASE 2 PROGRESS PLOT 04.01.201 PHASE 2 PERMIT SET 04.20.201

EVISION DRAWN BY CHECKED B PPROVAL

NORTH HORIZONTAL
DC SURVEYOR'S OFFICE

SHEET TITLE

**BUILDING PERMIT** SITE, GRADING, PUBLIC SPACE, AND STORMWATER **MANAGEMENT PLAN** 



MICHAEL S BANKS

LOT 6, SQUARE 1397

4840 DEXTER STREET, NW

INS. NO. 184924

6" NDS SQAURE GRATE INLET

SEE DETAILS, THIS SHEET

N 33°49'00" E

@ 2.0% MIN.

PROP. 2-STORY ADDITION W/

PROP. I-STORY

ATTACHED GARAGE

EX. I-STORY FRAME GARAGI

PROP.

57.6

ROOF 0/H-

EX. 2-STORY BRICK HOUSE

BOCCE COURT

EX. ASPHALT DRIVEWAY

2.0'x2.0' STORM INLET

SEE DETAILS, SHEET C.2-1

TW: 60.9 56x9

TW: 57.6